

# THE | RIVER | OAKS

## **Features & Finishes**

Calacatta marble kitchen backsplash, island, master bathroom and powder room countertops

Poggenpohl cabinetry in kitchen, master bathroom and powder

Chef-caliber Gaggenau appliances

Floor-to-ceiling glass windows in living areas and bedrooms

Hardwood floors throughout living areas

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## Services & Amenities

Estate- size homes with unobstructed views

24-hour white glove Concierge Service

Valet parking

Two overnight guest suites with garden views

Dog grooming spa and dog park

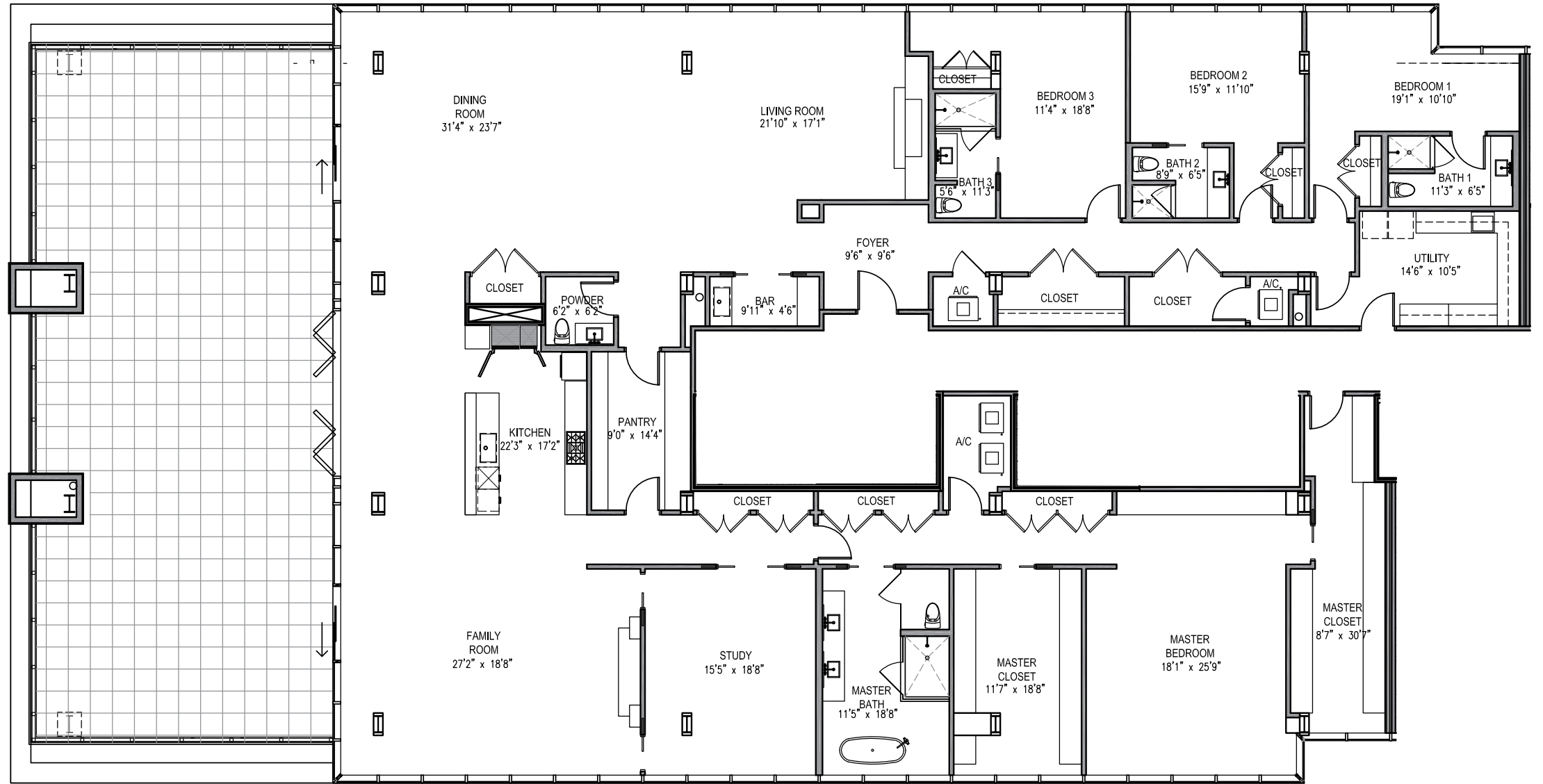
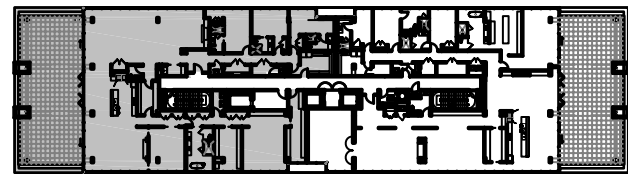
Massage therapy room

Yoga/Pilates studio, featuring Peak Pilates MVe Reformer

24-hour state-of-the-art fitness club, featuring 2018 Precor 880 Series equipment

Two resort-style pools

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Penthouse East  
FLOORS 19

4 BED, 4 BATH, 1 HALF BATH | LIVING: 6,163 SQFT | BALCONY: 1,709 SQFT  
TOTAL: 7,872 SQFT

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# The HOA Advantage

## SINGLE FAMILY HOME EXPENSE

### EXTERIOR

- Yard Maintenance
- Exterior Repairs
- Pool Maintenance
- Season Landscaping

### STRUCTURE & LAND

- Exterior Repairs
- Building/Structure Insurance
- Seasonal Landscaping

### REPAIRS & MAINTENANCE

- Routine Maintenance
- Unscheduled Repairs
- Water
- Trash
- Sewer
- Electricity

### SECURITY & WELLNESS

- Home Security System
- Gym Membership
- Pool

Average Cost Per Month \$2,086.81  
Based on a 5,00 SQ Ft Home

## THE HOA ADVANTAGE

### SERVICES

- Porter Service
- On-site Manager
- Controlled Access + Monitoring
- Valet

### BUILDING & GROUNDS

- Exterior Repairs
- Building/Structure Insurance
- Seasonal Landscaping

### REPAIRS & MAINTENANCE

- Routine Maintenance
- Unscheduled Repairs
- Water
- Trash
- Sewer

### WELLNESS

- Fitness Center
- Dog Park
- Pool

Average Cost Per Month \$1,074.75