



**Property Features:**

- > 2 Bedroom / 2 Bath / 2 Walk-In Closets
- > Main Bedroom w/en suite Bathroom, & Walk-In Closet
- > Approx 1,463 sq feet (appraisal district)
- > 2<sup>nd</sup> Floor Courtyard Unit
- > View into the Trees and Garden Courtyard
- > 4 Cherry Wood Ceiling Fans: both Bedrooms, Living & Dining
- > 2 Private Covered Balconies w/sliding glass doors
- > Crown Molding (w/Recessed Drapes insert) and baseboards throughout
- > Carpet-Bedrooms, walk-in closets
- > Scraped Wood Flooring-Living & Dining
- > Ceramic Tile-Foyer, Kitchen, Bathrooms, and Laundry

- > 2 Assigned Covered Parking Spaces #177 & 178 in West Parking Lot
- > In-Unit Laundry Room w/Washer & Dryer
- > Large Kitchen-Tons of cabinets & counter space
- > Black Granite Counters-Kitchen & Bathrooms
- > Cherry Wood Cabinets-Kitchen & Bathrooms
- > All Black Kitchen Appliances:
  - > Refrigerator (w/SS)
  - > Wall-Mounted Microwave
  - > Electric Range
  - > Dishwasher
- > Barstool Counter in Kitchen/Dining
- > Garbage Disposal
- > Pantry
- > 2 Digital-Programmable Thermostats/Zoned

**Community Amenities included:**

- > Swimming Pool & Deck w/Grill
- > 24hr Mini-Gym - Bldg in West Parking
- > One Building Elevator
- > Garden Courtyard
- > Fenced-In/Gated Community
- > Restricted Access:
  - > Drive-in & Walk-in Gates
  - > Building Hallways (A/C'd)
- > Building Surveillance - 1<sup>st</sup> floor
- > Water/Hot Water/Sewer included
- > Trash & Recycling
- > Bldg Fire Detection/Monitor-5 Strwsy
- > Pest and Rodent Control
- > Xfinity Basic Cable Paid (~60 chnl)
- > Building Insurance

All room dimensions are approximate - See 3D/Virtual Tour