***Highlights of 1 Waterway 3F-4F***

* 3/4 Bedrooms, 3.5 Baths, 4 Parking Spaces
* Kitchen, Family Room, Dining Area, Game Room, Study, Utility Room, 4 Balconies
* Gas Log Fireplace with remote control
* 2 Hall Storage Closets with keypad access, Outdoor Gas Grill
* Beautiful hickory wood floors and brick accent walls
* Gorgeous circular iron staircase to lower floor
* Kitchen has stainless steel Viking appliances and farmhouse sink
* Kitchen boasts oversized island and granite countertops
* Primary suite has large custom his and her closets
* Primary bath has granite countertops, separate tub and shower
* Savant system with app control for TV, A/C, Shades & Sonos system
* Sonos system with app control for speakers in every room of home
* App for front building entry and garage entry
* Remote Control blinds on upper floor
* 2022 3F secondary ensuite bath remodeled
* 2021 Viking stove/gas cooktop and microwave replaced
* 2020 - 4 A/C units and 4 water heaters replaced
* 2018 - All plumbing lines replaced
* All TVs stay with unit
* Monthly HOA dues of $958 per unit = $1,906
* Includes gas, water, trash, and building maintenance
* Taxes approx. $40,000 annually includes County, Mud, & Waterway
* Building amenities
* Mail Room
* Pool w/ two grills and gas firepit area
* Pool heated in winter and furniture replaced every 2 years
* Two direct access points onto Waterway
* Windows cleaned 2x a year
* Daily building custodial services
* 24-Hour Management Services