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**Werba Realty**

SALES • RENTALS • PROPERTY MANAGEMENT

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# HOUSE FOR SALE



LID #6577-0004

List Price of ea. Att. Unit: \$ 995,000

List Price 2 End Units: \$1,050,000

**2 Corner Units & 11 Att. Units  
left**

## BUILDING DETAILS

Garage: 2  
Driveway: 2  
Basement: 0  
# Bedrooms: 3 over 3 over 1  
# Baths: 3  
# Kitchens: 3  
EIK: 0  
Dining Room: 0  
Den/Fam Room: Open Floor Plan  
Office: 0  
Attic: 0  
Appearance: Brand New  
Porch: balconyx2  
Patio: 0  
Deck: 0  
WW Carpet: 0  
Wood Floors: Throughout  
Stove: 0  
Refrigerator: 0  
Washer: 0  
Dryer: 0  
A/C: 0  
Fireplace: 0  
Skylight: 0  
Water:  
Sewer:  
Fuel: Gas  
Heat: Hot Water

## PROPERTY DETAILS

Type: 3 Family  
Construction: Brick  
Att/Det: Attached/Semi-det.  
Stories: 3  
Basement: 0  
Bldg. Size: 20 x 40 ft.  
Year Built: 2005  
Living Area-sq.ft.:  
Fuel: Gas  
Heat: Hot Water  
School District: 24  
Lot Size: 436 x 508 ft.  
Lot:  
Block:  
Zoning:  
Taxes: \$

## INCOME

### Apartments

1st Fl.: \$  
2nd Fl.: \$  
3rd Fl.: \$

**Total Rent: Monthly \$  
Annually \$**

## EXPENSES

Water: \$  
Septic: \$  
Fuel: \$  
Electric: \$  
Maintenance/Repairs: \$  
Insurance: \$  
Taxes: \$  
Miscellaneous: \$

**Total Annual Expenses \$**

**TOTAL NET INCOME \$**

## REMARKS

New Homes—Very Modern Cabinetry/Bath Fixtures  
1st Floor: Kitchen/Living Room Open, Full Bath, 1 Bedroom  
2nd Floor: Kitchen/ Living Room w. balcony & Open Floor Plan, 1 small BR off Living Room, Full Bath, Additional BR, Master Bedroom w. Bath  
3rd Floor: Kitchen w. skylight /Cathedral Living Room w. balcony & Open Floor Plan, 1 small BR off Living Room, Full Bath, Additional BR, Master Bedroom w. Bath  
Units have open floor plan, 2nd & 3rd Floor same layout, 3rd Floor  
Association Fee: \$100 incl. common areas landscape care/snow removal, roadwork, lighting